



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

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MAR 15 2013

OFFICE OF THE CITY CLERK
CITY OF BINGHAMTON

Planning Commission Official Decision

TO: Angela Holmes, City Clerk, and Thomas F. Costello, Building Bureau
FROM: Patrick C. Day, Planner
DATE: March 11, 2013
RE: 221 Washington Street: Special Use Permit & Series A Site Plan Review
PETITIONER: WFRE 221 Washington LLC
CASE #: PC 2013-01
TAX ID: 160.33-1-16
CC: T. Costello, L. Webb, S. Wietschner, File

Series A Site Plan / Special Use Permit Review for conversion of 2-4th floors of an existing structure for use as Multi-Unit Dwelling (12 Units, 45 Bedrooms) in the C-2, Downtown Business District.

On February 4, 2013, at a duly convened, regularly scheduled meeting of the Planning Commission, Sarah Campbell presented information on the proposed project. After due deliberation, Robert Pompei made a motion, seconded by Michelle O'Loughlin, determining that the proposed action is an Unlisted action under SEQR. The Planning Commission voted 6-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Mark Bowers, Michelle O'Loughlin and Zach Staff. No one voted against the motion. David Ayres, Domenic Emilio and Juliet Berling were absent.

After due deliberation, a motion was made by Robert Pompei and seconded by Michelle O'Loughlin, declaring the intent of the Planning Commission to act as Lead Agency under SEQR. The Planning Commission voted 6-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Mark Bowers, Michelle O'Loughlin and Zach Staff. No one voted against the motion. David Ayres, Domenic Emilio and Juliet Berling were absent.

Robert Pompei then made a motion, seconded by Michelle O'Loughlin, to set a public hearing for March 4, 2013 at 5:20 p.m. The Planning Commission voted 6-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Mark Bowers, Michelle O'Loughlin and Zach Staff. No one voted against the motion. David Ayres, Domenic Emilio and Juliet Berling were absent.

At a duly convened, regularly scheduled Planning Commission meeting, a public hearing was held on March 4, 2013 at 5:22 p.m. as required by Section 410.39(D)1 of the Zoning Ordinance. The Petitioner presented proof of service by certified mail and by publication as required by Section 410.39(D)2 of the Zoning Ordinance and paid the required filing fee. The petitioner also posted the public notice sign as required.

Sarah Campbell appeared at the meeting to present information on the proposed project. Kevin Findley spoke in favor of the project. Zoran Cefo spoke in opposition of the project. No letters were received in

favor of the project. Two letters in opposition of the proposal were received from Merry Harris and DDBing Properties, LLC.

After due deliberation, Robert Pompei made a motion, seconded by Zach Staff, that the Planning Commission, acting as Lead Agency under SEQR, make a Negative Declaration that there are no adverse environmental impacts created by the proposed project. The Planning Commission voted 9-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Domenic Emilio, Michelle O'Loughlin, David Ayres, Mark Bowers, Juliet Berling, Mark Bowers and Zach Staff. No one voted against the motion. No one was absent.

After due deliberation, Robert Pompei made a motion, seconded by David Ayres, to approve, with conditions, the Series A Site Plan / Special Use Permit. The Planning Commission voted 9-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Domenic Emilio, Michelle O'Loughlin, David Ayres, Mark Bowers, Juliet Berling and Zach Staff. No one voted against the motion. No one was absent.

PETITION: The Special Use Permit and Series A Site Plan for a Multi-Unit Dwelling in the C-2 District were APPROVED, with conditions:

1. That an easement be obtained to permit access through the abutting property to permit secondary means of egress, with subsequent documentation submitted to Planning Division Staff;
2. That the registered property manager for the subject property will reside in a dwelling within the subject property;
3. That the north and west facades of the subject structure be restored to a natural brick condition or repainted;
4. That, per the recommendation of the Waterfront Advisory Committee, a bicycle parking rack be installed adjacent the Washington Street point of ingress/egress, OR that a interior bicycle parking facility is installed bicycle parking is installed within the interior of the structure;
5. And that the applicant shall submit a revised site plan to Planning Division Staff prior to issuance of Building Permits, that includes all conditions of approval listed as a note on the plan.

A summary of the minutes of this meeting will be filed with the City of Binghamton Planning Department.

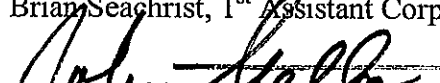
Petition Number: PC 2013-01

Dated: 3/13/13

Dated: 3/15/13

Reviewed and Approved:


Brian Seachrist, 1st Assistant Corporation Counsel


John Stella, Planning Commission Chairman